

GARRATT BUSINESS PARK BID

PUBLIC MEETING - MALCOLM RYAN STUDIOS

Thursday 12 April 2018
AT 9.30AM

REPORT

1. BID BOARD

We are pleased to welcome to the BID Board, Chris Marshall of Tool Services, and Daniel Gray of Wimbledon Arts Studios; they have replaced Keith Stringer of M & S Supplies & Derek Smith who have both retired; in Derek's case, early retirement considering resuming part time work. We have been very grateful for excellent long term service both to the Estate and to the BID Board from both Keith and Derek.

2. BID3

The first Garratt Business Park BID, as a means of financing and running the management of the Estate commenced in April 2009; a BID runs for 5 years and the third BID period is now under planning. Without the BID there would be no one to communicate within and outside the Estate, no one to keep it tidy, no one to run the CCTV, Broadband and maintain the roads, gates, lights etc. The BID Board members all 'work' voluntarily for the Estate; Eddie and Judith are the only paid staff, at 8 hours a week each. Our income is limited to around £60k per annum to pay for everything, and there are no magic pots to access for major capital works on the Estate in the event of major issues

The voting period for BID3 will be from early November to early December 2018, and the new BID period will commence in April 2019.

3. WIMBLEDON STADIUM DEVELOPMENT

The BID Board and Judith have been communicating with Galliard, the developers, repeatedly for over two years. The current situation is that David and Judith attended a meeting at the Stadium site on Thursday 29th March and we have information about their plans and timing which we shall endeavour to post up on the GBP website, in order to keep you up to date. The site meetings with neighbours (like us) are planned to take place monthly. The demolition has commenced; Galliard and AFC Wimbledon hope that the stadium itself will be finished mid Autumn 2019 and the whole site complete by March 2021. It is probable that the developers will assist us with what we are concerned may be parking issues.

4. ROADS

A substantial section of Riverside Road, which belongs to the GBP BID, & runs from Ois to the top gate (near Garratt recreational park) has been refurbished, including deeper work and some resurfacing. There are still some elements to be completed and we continue to chase Cappagh to remind them.

In addition there are a couple of worsening holes in the 'main' artery of Riverside Road, going from the main gate to Cappagh. This part of Riverside Road is owned by National Grid and we have asked them to mend these holes as they will only deteriorate further, and in the case of one, Eddie is concerned that it is a particular hazard to cyclists.

5. NATIONAL GRID

We understand that the current phase of works which you will have observed and have especially been using the National Grid entrance from Riverside Road are nearing completion. Liaising with National Grid has taken substantial time, including attempts to manage the parking of their subcontractors. However David has had a recent meeting with National Grid as they are now proposing to dig a tunnel from their site Eastwards. These works should mainly use the entrance in Plough Lane rather than Riverside Road.

6 OTHER ON SITE DEVELOPMENTS

We are aware that there are other planning applications for developments on the Estate but to date, no information about any of them being expected to start

DELTA HOUSE

You will also have noticed substantial work taking place at Delta House. There has also been a number of meetings with these contractors, and finally it was arranged that much of the work which might obstruct the road would take place overnight. The latest update at 5th April is that they are nearing completion of ground works, - they may take another couple of weeks while the steel frame is mostly done with decking concrete due to be poured on 6th April on the 1st floor.

7 WEBSITE

Following more detailed discussions about this, Daniel has very kindly offered/agreed to take over its management. We shall try and resume monthly news updates and communications with all businesses as soon as we can. Please continue to check the website www.garrattbusinesspark.com, and also to keep an eye on the Notice Board outside the Snack Van.

8 PARKING

Following other internal discussions, David and Judith have had a meeting (& walk round the Estate) with a sign contractor regarding installing parking signs which will denote which spaces are for specific businesses, which spaces are for visitors to GBP business visitors and also where there should be NO PARKING. In addition there will be a sign on the gates to the Estates stating that this is a private estate.

The next steps are that we have to give specific information to the contractor as to where the signs are to be installed which will be intricate and time consuming. (I know that the parking issues are irritating, however the more we talk the more we become aware that these issues are common to most Industrial Estates)

9 OTHER SITE MAINTENANCE INC DRAINS

Eddie continues to tidy up & patrol the Estate every Wednesday (barring his holidays when he will do extra days either side of his weeks off). He is an extremely effective point of information and communication. He has also developed a good relationship with the gatekeeper at the National Grid site.

We are aware that it is time that the drains had their regular maintenance check. This will be done as soon as the Delta works are complete

Similarly we are also planning a 'repaint' of all the yellow lines on the Estate

10 DEFIBRILLATOR

At the suggestion and request of one of the Estate businesses, we are proposing to install 2 defibrillators on site. We are in the process of agreeing the locations, but in general we would put one towards the main gate and the other at the opposite end of the Estate

11. BUSINESS RATES/BID LEVY 2018/9

You will be aware that several of the Estates businesses suffered from a rise in the valuation of their business rates in 2017. The BID company has no influence of this. Please note that the bills for the BID levy for this coming year will be sent out in the next two months and early payment will minimise any costs which the Council charge us for their collection.

12 CCTV

Further to the ageing of the fluid mesh elements of our CCTV system, we have had discussions over the last 9 months with the suppliers of the system and have agreed to substantial improvements within the next 6 months. We are told that the new parts will be effective for 10 years, and the cameras will 'fall off' less. (The current system capacity is fixed at 10mb, and the new one will offer up to 100mb) We have checked with another industrial estate who have had such an update and are assured that there is a significant improvement. We have also requested that they advise us immediately if they are aware that there is a problem with the system.

13 NEXT MEETING

The next meeting is proposed for Thursday 18 October and we have asked Galliard if they will address this meeting.

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